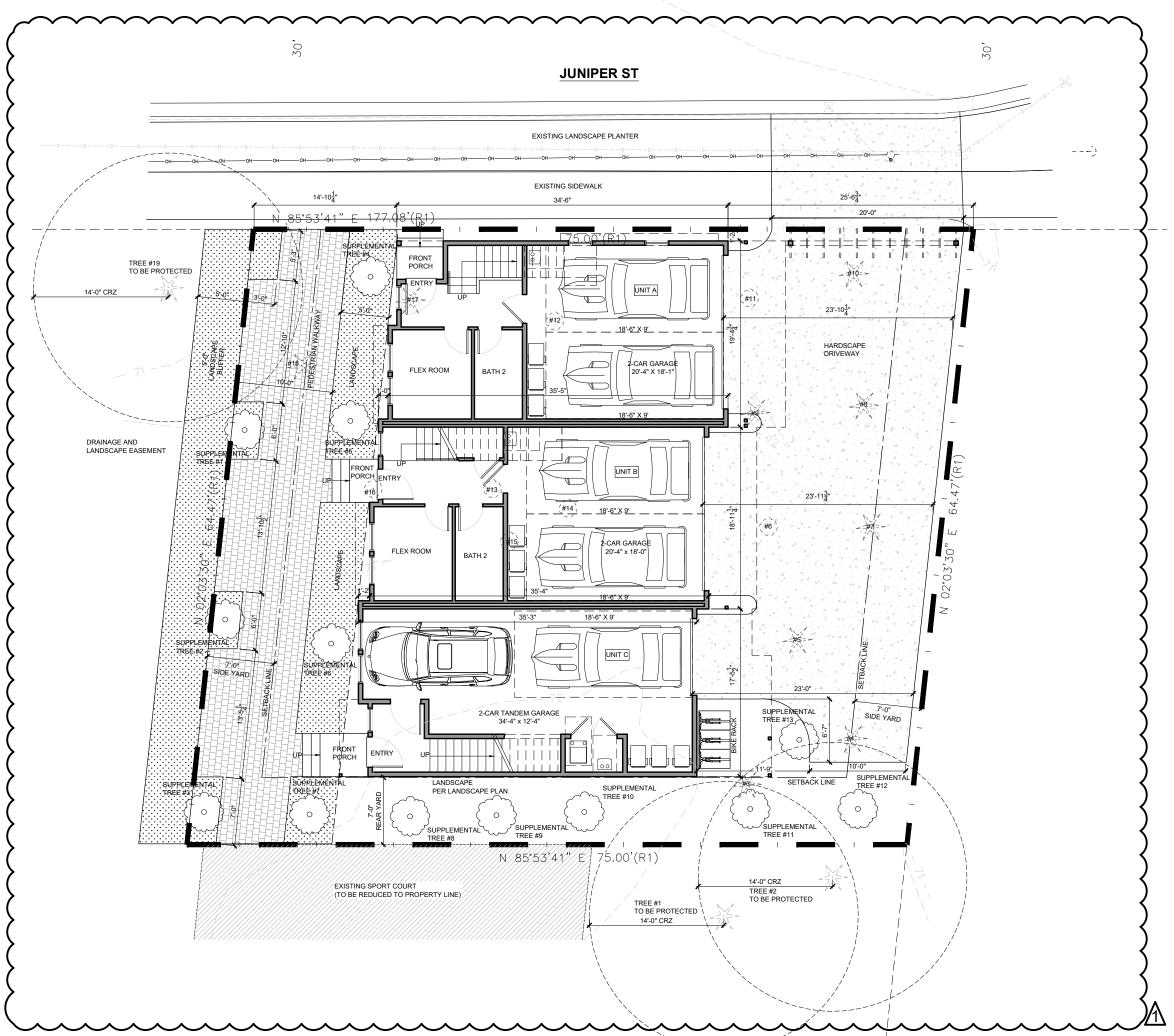
ISSAQUAH 3 TOWNHOMES



SITE PLAN

TREE RETEN	TION CALCULAT	ΓΙΟΝ	DBH	CZI
EXISTING TREE #1	Douglas Fir	TO RETAIN	20	14.0
EXISTING TREE #2	Douglas Fir	TO RETAIN	20	14.0
EXISTING TREE #3	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #4	Douglas Fir	TO BE REMOVED	18	
EXISTING TREE #5	Douglas Fir	TO BE REMOVED	14	
EXISTING TREE #6	Douglas Fir	TO BE REMOVED	8	
EXISTING TREE #7	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #8	Douglas Fir	TO BE REMOVED	20	
EXISTING TREE #9	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #10	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #11	Douglas Fir	TO BE REMOVED	14	
EXISTING TREE #12	Black Locust	TO BE REMOVED	46	
EXISTING TREE #13	Black Locust	TO BE REMOVED	22	
EXISTING TREE #14	Black Locust	TO BE REMOVED	60	
EXISTING TREE #15	Black Locust	TO BE REMOVED	26	
EXISTING TREE #16	Black Locust	TO BE REMOVED	54	
EXISTING TREE #17	Douglas Fir	TO BE REMOVED	14	
EXISTING TREE #18	Douglas Fir	TO BE REMOVED	8	
EXISTING TREE #19	Douglas Fir	TO RETAIN	20	14.
EXISTING ON -SITE TREES			352	
SUPPLEMENTAL TREES #1-3	Western Red Cedar		3	
SUPPLEMENTAL TREES #4-10	Tall Stewartia		2	
SUPPLEMENTAL TREES #11 -12	Vine MAple		2	
PROPOSED ON -SITE NEW TREES	3		29	
PROPOSED OFF-SITE NEW TREES OR PAYMENT TO TREE FUND			323	

PROJECT DESCRIPTION:

BUILD 3 ATTACHED TOWNHOMES ACCESS OFF JUNIPER

ZONING & CODE INFORMATION

JURISDICTION: CITY OF ISSAQUAH MUR/CENTRAL ISSAQUAH ZONING: PARCEL ASSESSOR'S #: 884390-0500 4,807 SF (0.11 ac) LOT SIZE:

OCCUPANCY: **MULTI FAMILY**

SET BACKS

PROPOSED:

PER CIDDS TABLE 4.4: BUILD-TO-LINE - 0' - 10'

SIDE YARDS - 7'-0" REAR YARD -7'-0" BUILD-TO -LINE - 1'-0"

60'

SIDE YARDS - 7'-0" REAR YARD - 7'-0"

F.A.R.

PER CIDDS TABLE 4.4: 1.25 GROSS FLOOR AREA ALLOWED: 6,008 SF GROSS FLOOR AREA PROPOSED: 5,070 SF

MAX HEIGHT ALLOWED:

PER CIDDS TABLE 4.4: 40' ABOVE

to the midpoint of the highest gable, or top of flat roof

PARKING: VEHICULAR:

PROPOSED:

PROPOSED:

REQUIRED MIN. 1 per unit PROPOSED: 2 in private garage **BICYCLE**: REQUIRED MIN. 2 per project

BUILDING FRONTAGE: MINIMUM REQUIRED 45' PER CIDDS 11.3.G - 60%

COMMUNITY SPACES:

REQUIRED:

INDIVIDUAL PRIVATE 48 SF per unit PER CIDDS 7.3.A

PROPOSED:

PRIVATE OPEN DECK 6X9 SF per unit

PROJECT DESCRIPTION:

THREE (3) UNIT TOWNHOME DEVELOPMENT

PROJECT TEAM:

OWNER / CONTRACTOR:

> **HULTQUIST HOMES GREG RUMSEY** PO BOX 1987 ISSAQUAH WA 98027 (425) 242-6527 rumsey@hultquisthomes.com

ARCHITECT:

MEDICI ARCHITECTS JENNIFER KIM, AIA 11711 SE 8TH ST, SUITE 100 BELLEVUE, WA 98005 P: 425-453-9298

E: jennifer@mediciarchitects.com

CIVIL ENGINEER:

D.R. STRONG MAHER A. JOUDI, P.E. 620 7TH AVENUE KIRKLAND. WA 98033 P: (425) 827-3063 E: maher.joudi@drstrong.com

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC

KYLER KELLY

15365 NE 90TH STREET, STE 100 REDMOND, WA 98052

P: 425-449-4704 E: kylerk@esnw.com

LANDSCAPE: JGM LANDSCAPE ARCHITECTS

CRAIG LEWIS 12610 NE 104TH ST KIRKLAND WA 98033 P: (425) 454-5723 E: jgm@jgm-inc.com

SURVEYOR:

EVAN M WAHLSTROM PO BOX 5137 TACOMA, WA 98415 P: 253-627-2070 E: admin@i-landsurvey.com

INFORMED LAND SURVEY

ARBORIST:

ZSOFIA PASZTOR 10 - 108TH ST. SE EVERETT, WA 98208 P: 425-210-5541

E: zs.pasztor2011@gmail.com

BUILDING CLASSIFICATION

A. OCCUPANCY CLASSIFICATION: MULTI FAMILY

RESIDENCE

B. AUTOMATIC SPRINKLERS PROVIDED X YES NO SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM SEPARATE FIRE PERMITS REQUIRED FOR EACH NFPA 13D SYSTEM INSTALLED IN EACH UNIT

CODE INFORMATION

ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN FOR CITY OF ISSAQUAH

2018 INTERNATIONAL RESIDENTIAL CODE

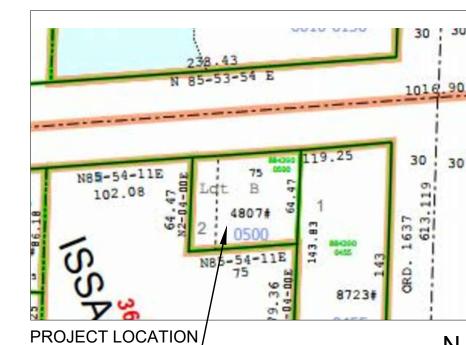
2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 UNIFORM PLUMBING CODE 2018 WASHINGTON STATE ENERGY CODE

- CENTRAL ISSAQUAH DESIGN AND DEVELOPMENT STANDARDS

- ISSAQUAH MUNICIPAL CODE



VICINITY MAP



QT. SECT. MAP

ARCHITECTURAL SHEET INDEX

COVER SHEET/SITE PLAN A0.1 **VICINITY MAP** FIRST FLOOR SECOND FLOOR THIRD FLOOR ROOF TOP DECK A2.0 **ELEVATIONS PERSPECTIVES** A3.0

CIVIL SHEET INDEX

CONCEPTUAL STORMWATER, SEWER AND WATER PLAN PRELIMINARY SHORT PLAT NOTES

PRELIMINARY SHORT PLAT LANDSCAPE SHEET INDEX

PLANTING PLAN

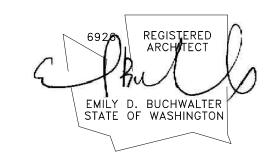
TOPOGRAPHIC SURVEY INCLUDED

L2.0 LIGHTING PLAN L3.0 DETAILS

SURVEY



REGISTRATION:



MEDICI ARCHITECTS

ARCHITECTURE I PROGRAMMING I

www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100

BELLEVUE, WA 98005

TEL: (425) 453-9298

ACCESSIBLE DESIGN I INTERIOR DESIGN

INTAKE:	DATE:
SP20-00002	3/18/20
REVISIONS:	DATE:
1.MARKED UP PLANS	9/28/20
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

ISSAQUAH 3

HULTQUIST HOMES GREG RUMSEY PO BOX 1987, ISSAQUAH WA 98027 (907) 242-6527

rumsey@hultquisthomes.com

JOB ADDRESS:

ISSAQUAH, WA 98027 PARCEL # 884390-0500

DRAWING NAME:

COVER SHEET SITE PLAN

Drawn By: JK, SJ Checked By: JK

Owner Approval:

ISSUE:

PHASE:

SITE PLANNING

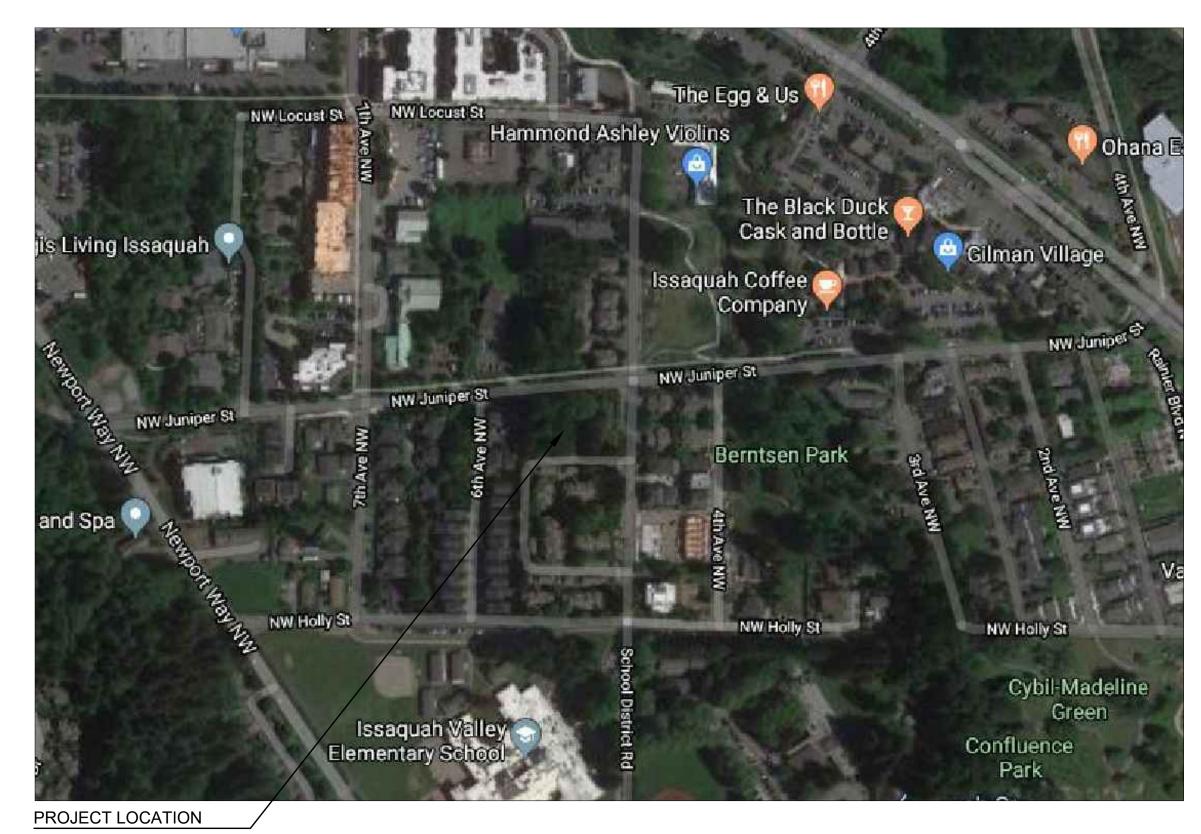
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PROJECT No.: **2020 016** 10-19-2021 DATE:

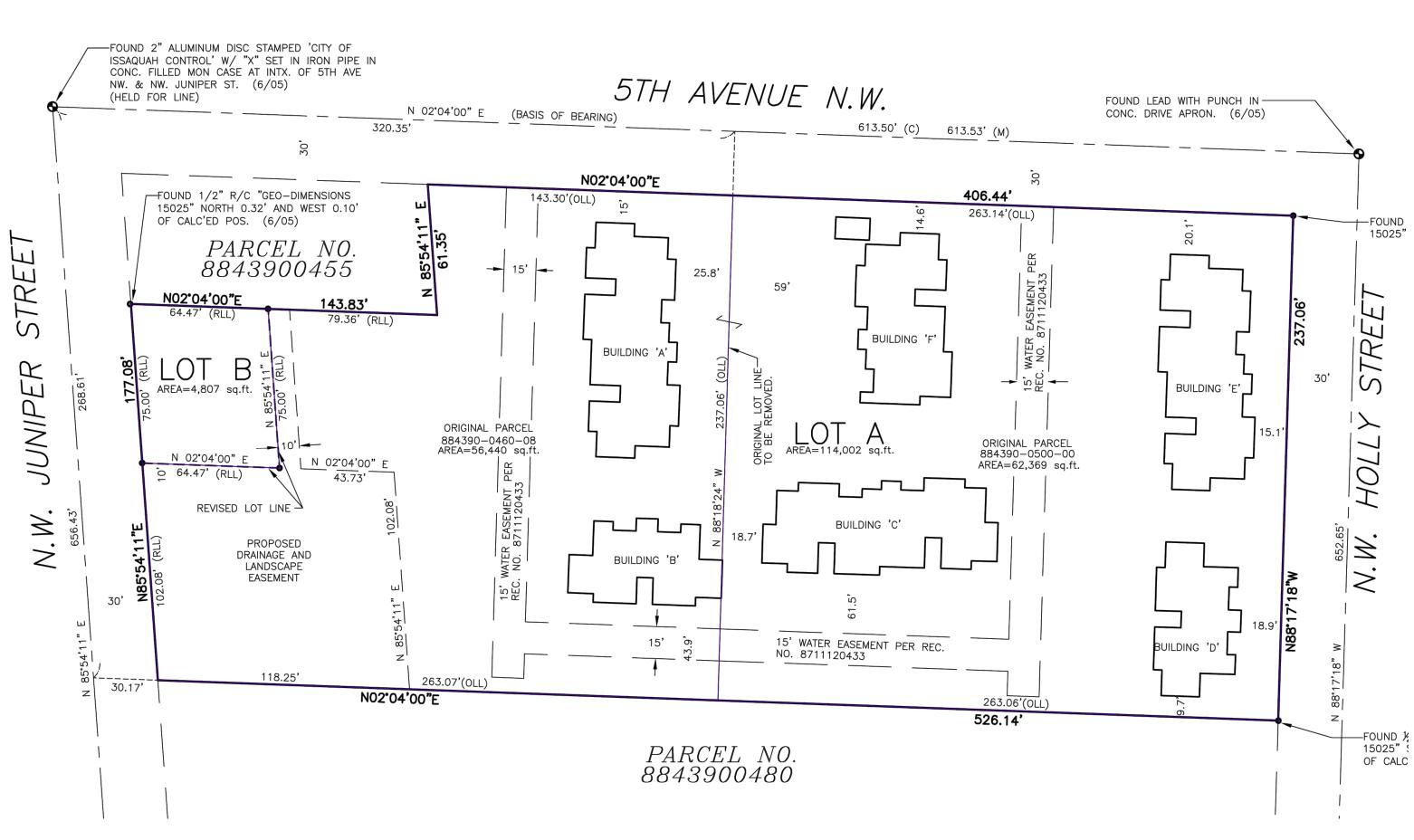
SCALE: 1:1



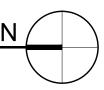
EXISTING STREET VIEW

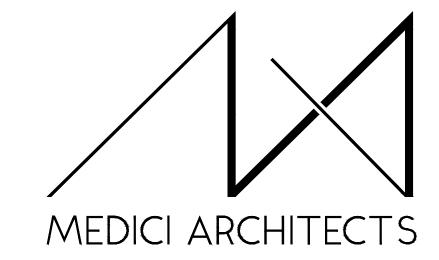


VICINITY MAP



ISSAQUAH VILLAGE BLA SURVEY





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REGISTRATION:



REVISIONS:	DATE:
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PROJECT / CLIENT:

ISSAQUAH 3

BDR HOLDINGS LLC 11100 MAIN STREET, SUITE 201 BELLEVUE WA 98004 (425) 889-5400 jeremy@bdrhomesllc.com

JOB ADDRESS:

755 5TH AVE NW ISSAQUAH, WA 98027 PARCEL # 884390-0500

DRAWING NAME:

VICINITY MAP

Drawn By: JK, SJ

Checked By: EB

ISSUE:

Owner Approval:

PHASE:

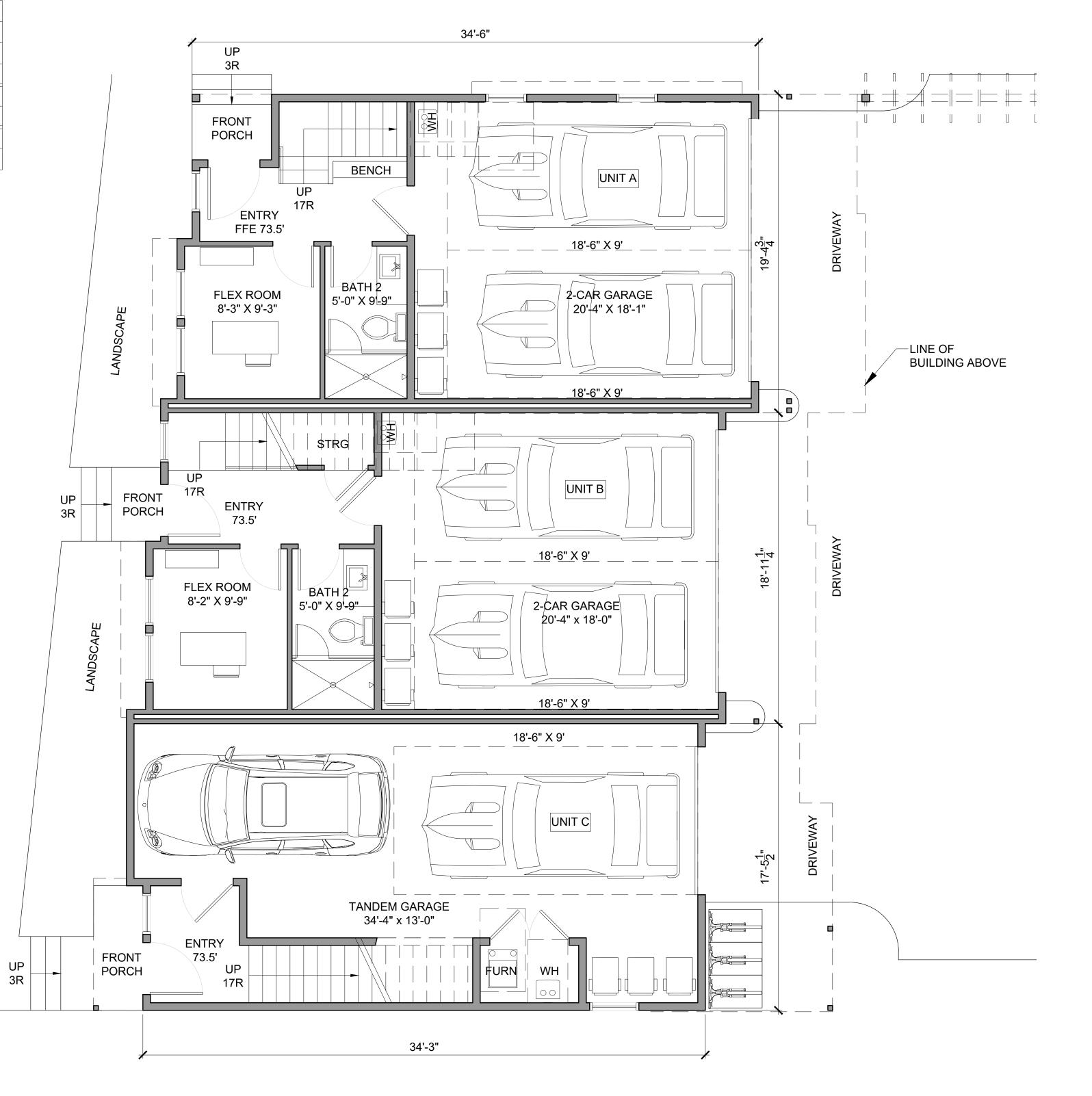
SITE PLANNING

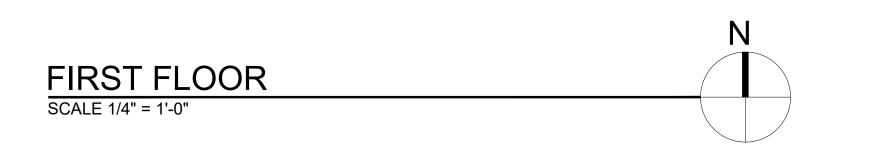
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PROJECT No.: **2020 016** 01-31-2020 DATE:

SCALE: 1:1

FLOOR AREA	Α	В	С	TOTAL
First	218	236	111	565
Second	694	663	677	2034
Third	711	719	688	2118
FAR	1623	1618	1476	4717
Garage	379	379	465	1223
TOTAL GROSS	2002	1997	1941	5940
roof top deck	385	380	355	1120

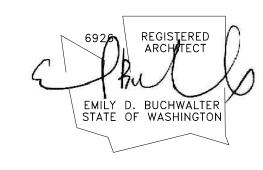






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JOB ADDRESS:

755 5TH AVE NW ISSAQUAH, WA 98027 PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

Drawn By: JK, SJ

Checked By: EB
Owner Approval:

ISSUE:

PHASE:

SITE PLANNING

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PROJECT No.: 2020 016

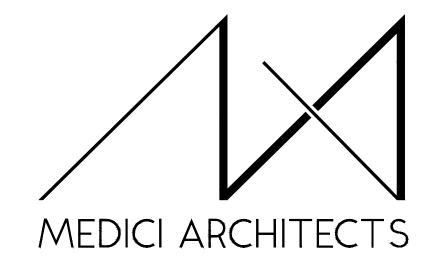
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SCALE: 1:1

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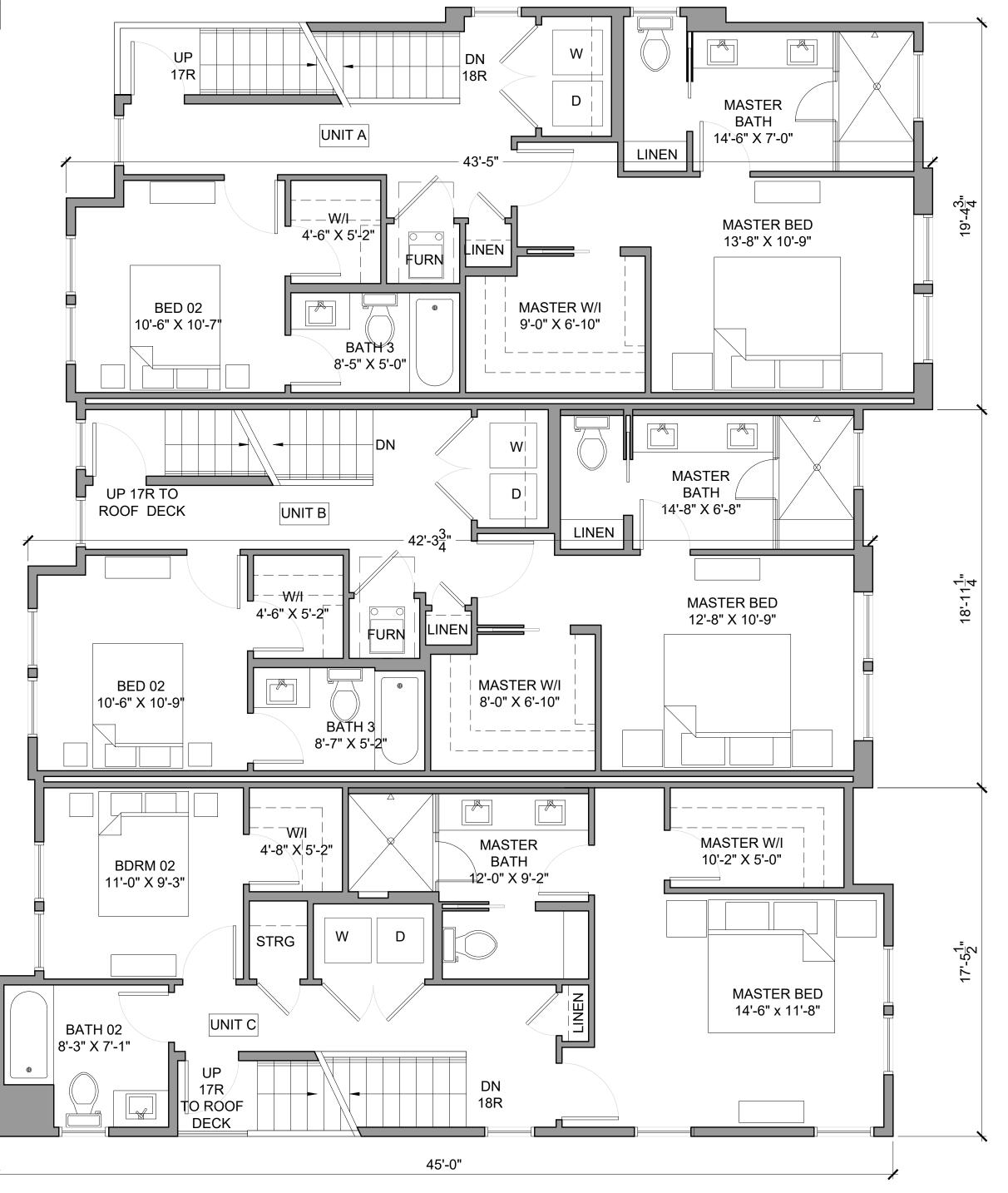
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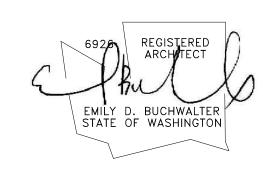






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Owner Approval:

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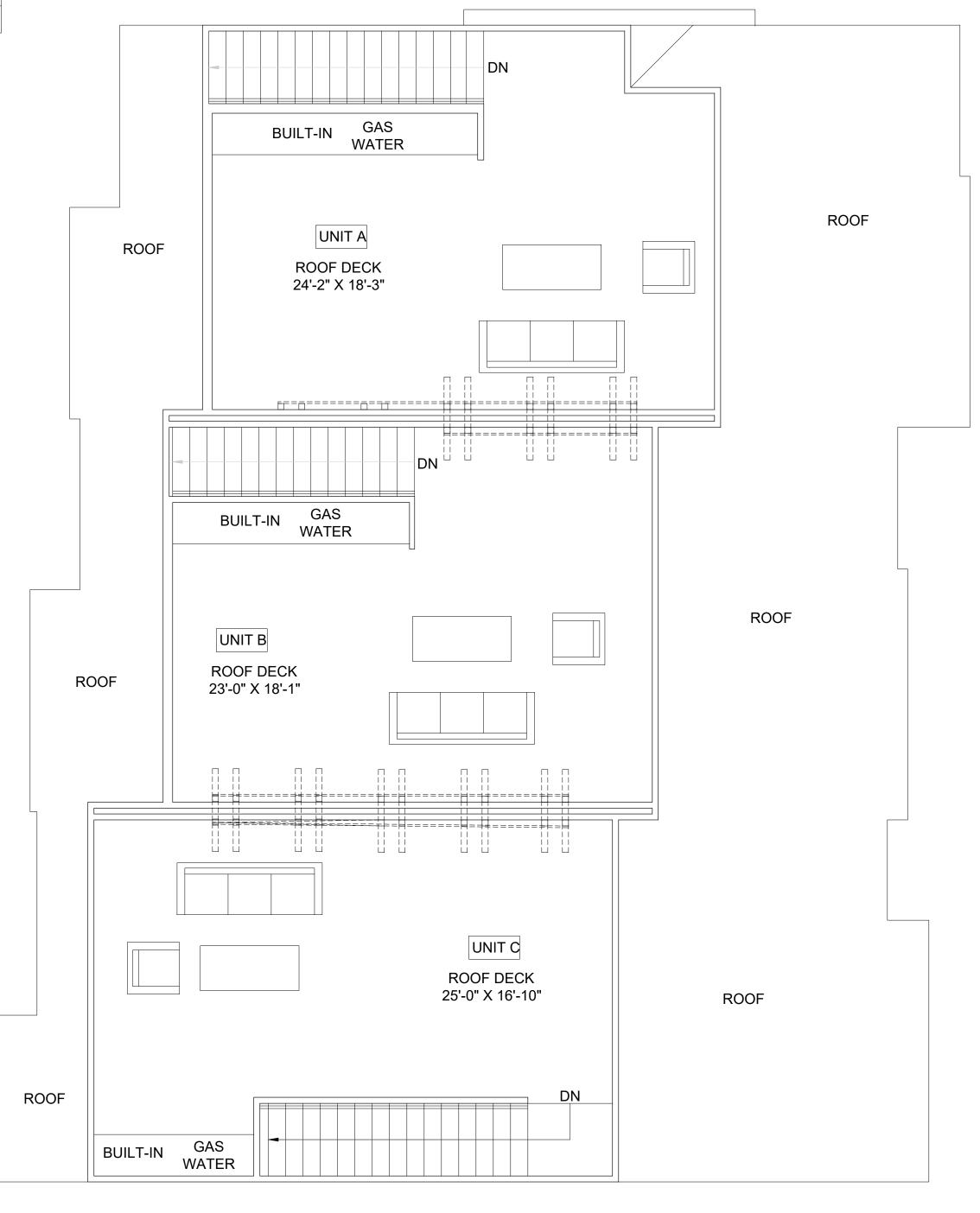
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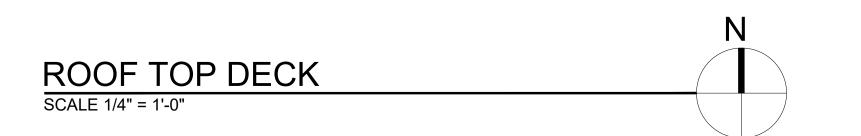
PROJECT No.: 2020 016

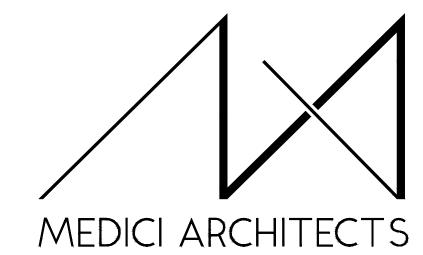
DATE: 01-31-2020

SCALE: 1:1

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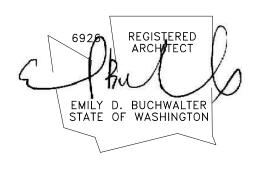






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PROJECT / CLIENT:

ISSAQUAH 3

BDR HOLDINGS LLC 11100 MAIN STREET, SUITE 201 BELLEVUE WA 98004 (425) 889-5400 jeremy@bdrhomesllc.com

JOB ADDRESS:

755 5TH AVE NW ISSAQUAH, WA 98027 PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

Drawn By: JK, SJ

Checked By: EB
Owner Approval:

ISSUE:

Owner Appro

PHASE:

SITE PLANNING

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PROJECT No.: **2020 016**DATE: **01-31-2020**

SCALE: 1:1





WEST ELEVATION

SCALE 1/8" = 1'-0"

5' 10' 20'





EAST ELEVATION

SCALE 1/8" = 1'-0"
5' 10' 20'



SOUTH ELEVATION

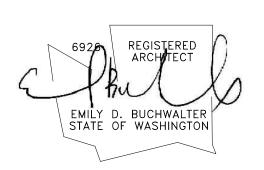
SCALE 1/8" = 1'-0"
5' 10' 20'



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PROJECT / CLIENT:

ISSAQUAH 3

BDR HOLDINGS LLC 11100 MAIN STREET, SUITE 201 BELLEVUE WA 98004 (425) 889-5400 jeremy@bdrhomesllc.com

JOB ADDRESS:

755 5TH AVE NW ISSAQUAH, WA 98027 PARCEL # 884390-0500

DRAWING NAME:

ELEVATIONS

ISSUE:

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

SITE PLANNING

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PROJECT No.: 2020 016

DATE: 01-31-2020

SCALE: 1:1



NW VIEW - JUNIPER STREET AND WALKWAY



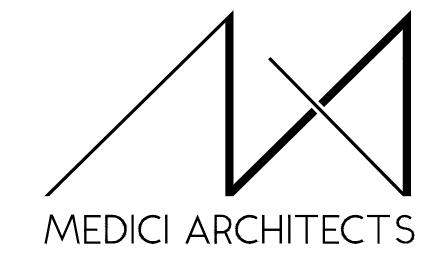
SE VIEW - DRIVEWAY



NW VIEW - WALKWAY

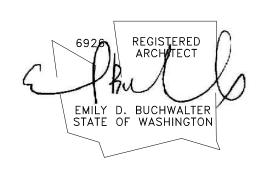


NE VIEW - SHARED DRIVEWAY AND JUNIPER STREET



11711 SE 8TH STREET, SUITE 100 BELLEVUE, WA 98005 TEL: (425) 453-9298

REGISTRATION:



DATE:

PROJECT / CLIENT:

ISSAQUAH 3

BDR HOLDINGS LLC 11100 MAIN STREET, SUITE 201 BELLEVUE WA 98004 (425) 889-5400 jeremy@bdrhomesllc.com

JOB ADDRESS:

755 5TH AVE NW ISSAQUAH, WA 98027 PARCEL # 884390-0500

DRAWING NAME:

PERSPECTIVES

Drawn By: JK, SJ
Checked By: EB

Owner Approval:

ISSUE:

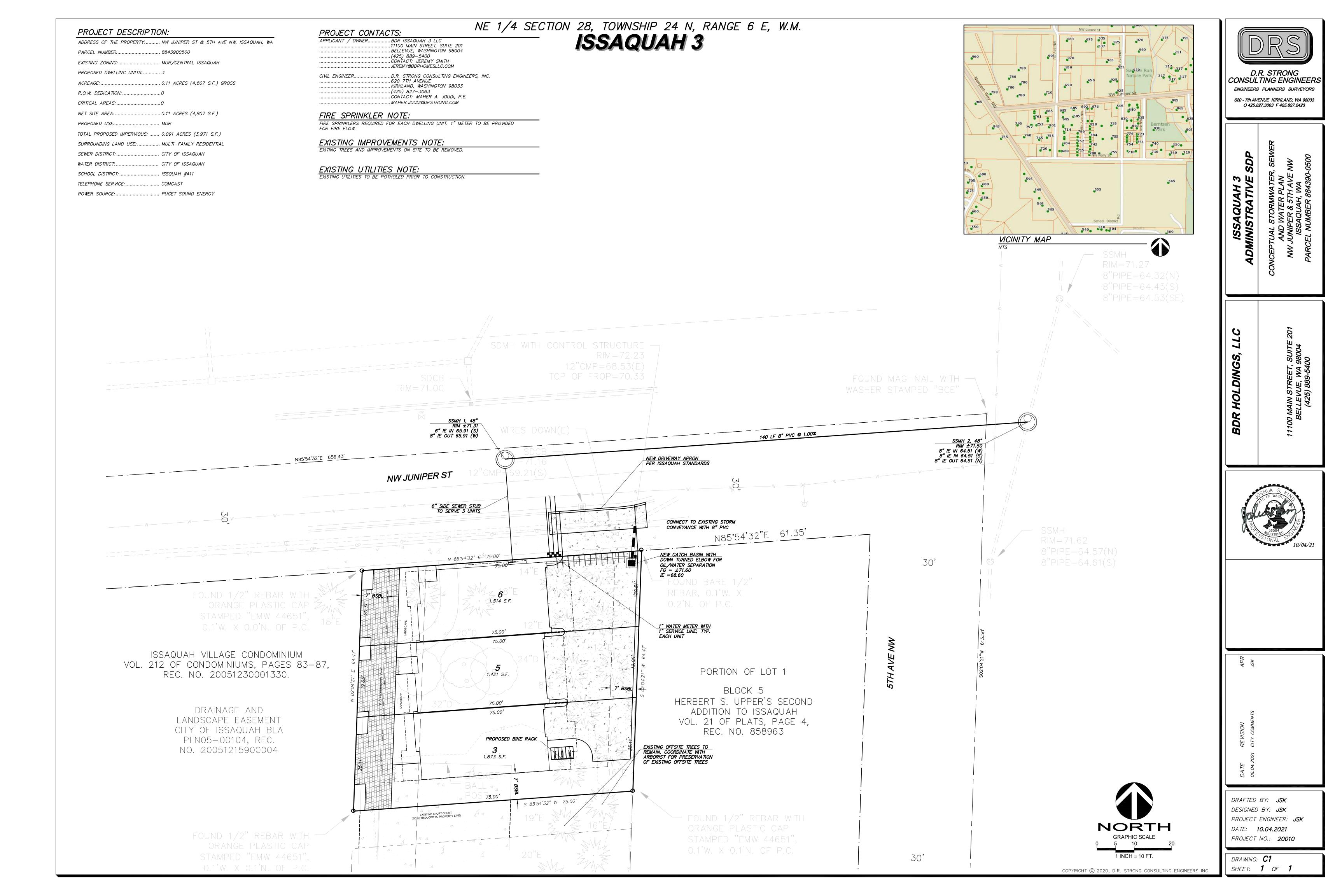
PHASE:

SITE PLANNING

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PROJECT No.: **2020 016**DATE: **01-31-2020**

SCALE: 1:1



CITY OF ISSAQUAH WASHINGTON
SHORT PLAT NO:
DECLARATION KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHO

PLAT THEREOF PURSUANT TO RCW 58,17,060 AND DECLARE THIS

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT

TOWNHOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND

SIGNATURE OF NOTARY PUBLIC: ______

PRINTED NAME OF NOTARY PUBLIC: ______

SIGNED THIS INSTRUMENT, ON OATH

OF ISSAQUAH

ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

A WASHINGTON LIMITED LIABILITY COMPANY

ISSAQUAH TOWNHOMES LLC.

ACKNOWLEDGEMENT

AND ACKNOWLEDGED IT AS THE

PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

STATE OF

ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN

APPROVAL	_S			
CITY OF ISSAQUA	λH			
DSD PLANNER	DATE	DSD FNGINEER	DATE	

	DEPARIMENT OF ASSESSMENTS	RECOF
	EXAMINED AND APPROVED THIS DAY OF	
-	ASSESSOR	PORTI
	DEPUTY ASSESSOR	
	ACCOUNT NUMBER	

RDING NO. VOL./PG.

RTION OF

SOUTHWEST QUARTER OF NORTHEAST QUARTER SEC. 28, T.24N., R.6 E., W.M.

ARATION ISSAQUAH 3 PRELIMINARY SHORT PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL B OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT PLN05-00104 AS RECORDED ON VOLUME 196 OF SURVEYS, PAGES 222-223, UNDER RECORDING NO. 20051215900004, IN KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

LAND DEVELOPMENT MANAGER/DSD

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. NCS-1082036-WA1 DATED JULY 29, 2021. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 31, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2015 AND JANUARY, 2020.

- 3. PROPERTY AREA = $4,808\pm$ SQUARE FEET (1.3506 \pm ACRES).
- 4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A LEICA SERIES 1200 GLOBAL POSITIONING SYSTEM WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

7. CONTOUR INTERVAL = 2 FOOT. CONTOURS SHOWN ARE PRODUCED FROM A DIGITAL TERRAIN MODEL DERIVED FROM DIRECT FIELD OBSERVATIONS OBTAINED DURING THE COURSE OF THE FIELD TRAVERSE SURVEY. CONTOUR ACCURACY COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS (AT LEAST 90 PERCENT OF THE ELEVATIONS ACCURATE WITHIN ONE—HALF THE CONTOUR INTERVAL).

8. THE TOPOGRAPHIC ELEMENTS SHOWN ON THIS MAP ARE INTENDED FOR USE IN PRELIMINARY SHORT PLAT PREPARATION.

BASIS OF BEARINGS

NAD 83/2011 EPOCH 2010
N10"14'32"W BETWEEN THE MONUMENT FOUND AT THE INTERSECTION OF NW
JUNIPER WAY AND 7TH AVENUE NW AND THE MONUMENT FOUND AT THE
INTERSECTION OF NW JUNIPER WAY AND 5TH AVENUE NW AS DETERMINED BY
GPS OBSERVATION

LOT NO.	LOT AREA (S.F.)	MAX. ALLOWABLE IMPERVIOUS AREA IN SQUARE FEET
1	1,514	
2	1,412	
3	1,873	

TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 819825.

2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 901054.

3. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF HERBERT S. UPPER'S SECOND ADDITION TO ISSAQUAH, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 858963

4. THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 8612231004. THE LEGAL DESCRIPTION WITHIN SAID EASEMENT DESCRIBES A 10 FOOT WIDE EASEMENT CENTERED ON THE AS—CONSTRUCTED OR TO BE CONSTRUCTED FACILITIES, AND IS NOT PLOTTABLE.

5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 8711120417.

6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 8711120418.

7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 8711120419.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 8711120420.

9. THIS SITE IS SUBJECT TO AN EASEMENT FOR A WATERMAIN AND INCIDENTAL PURPOSES, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 8711120433, AS SHOWN HEREON.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9503150298.

11. THIS SITE IS SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. PLN05-00104 RECORDED UNDER RECORDING NUMBER 20051215900004, AS SHOWN HEREON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF ISSAQUAH PLANNING DEPARTMENT, NOTICE OF DECISION", AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 20051215001979.

REFERENCES:

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. PLN05-00104, RECORDED UNDER RECORDING NUMBER 20051215900004.

2. THE PLAT OF HERBERT S. UPPER'S SECOND ADDITION TO ISSAQUAH RECORDED IN VOLUME 21 OF PLATS AT PAGE 4, UNDER RECORDING NUMBER 858963.

3. RECORD OF SURVEY RECORDED IN VOLUME 414 OF SURVEYS AT PAGE 277, UNDER RECORDING NUMBER 20191113900008.

4. THE CONDOMINIUM PLAT OF ISSAQUAH VILLAGE CONDOMINIUM RECORDED IN VOLUME 212 OF CONDOMINIUMS AT PAGES 83-87, UNDER RECORDING NUMBER 20051230001330.

EASEMENT PROVISIONS

1. THE 10.00 FOOT WIDE PRIVATE PEDESTRIAN WALKWAY EASEMENT OVER, UNDER AND ACROSS A PORTION OF LOTS 1, 2 AND 3, AS SHOWN HEREON, IS FOR THE BENEFIT OF LOTS 1, 2 AND 3. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE PRIVATE WALKWAY FACILITIES LOCATED WITHIN SAID EASEMENT.

2. THE PRIVATE INGRESS/EGRESS EASEMENT OVER, UNDER AND ACROSS A PORTION OF LOTS 1, 2 AND 3, AS SHOWN HEREON, IS FOR THE BENEFIT OF LOTS 1, 2 AND 3. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE PRIVATE INGRESS/EGRESS FACILITIES LOCATED WITHIN SAID EASEMENT.

3. THE 5.00 FOOT WIDE PRIVATE WATER EASEMENT OVER, UNDER AND ACROSS A PORTION OF LOTS 1 AND 2, AS SHOWN HEREON, IS FOR THE BENEFIT OF LOTS 1, 2 AND 3. THE OWNERS OF SAID LOTS SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THE PRIVATE WATER FACILITIES LOCATED WITHIN SAID EASEMENT.

4. THE 5.00 FOOT X 5.00 FOOT PUBLIC STORM DRAINAGE EASEMENT SHOWN ON LOT 1 IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR LOCATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED WITHIN SAID EASEMENT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR PURPOSES OF CONSTRUCTION, MAINTENANCE, REPAIR AND INSPECTION OF SAID STORM DRAINAGE FACILITIES

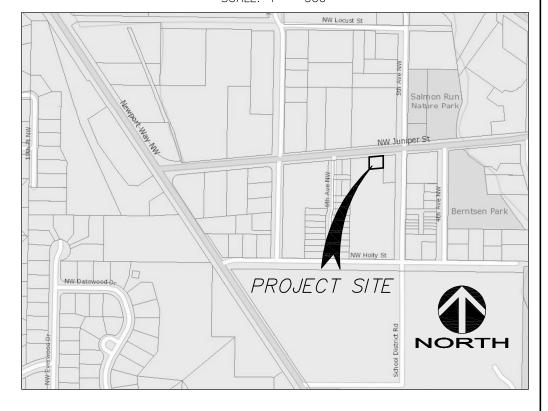
VERTICAL DATUM:

NGVD 88 PER KING COUNTY VERTICAL CONTROL, OBSERVED VIA GPS OBSERVATIONS

BENCHMARK:

KING COUNTY BENCHMARK D18 - FOUND 3" BRASS DISK STAMPED "KING COUNTY KC-D-18 SET IN THE CONCRETE PLANTER ISLAND AT THE INTERSECTION OF FRONT STREET N. AND RAINIER BOULEVARD ELEVATION = 96.69 FFFT

$\frac{\text{VICINITY MAP}}{\text{SCALE: 1"} = 500'}$



RECORDER'S CERTIFICATE

MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

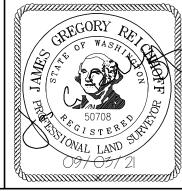
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF ISSAQUAH TOWNHOMES LLC, A WASHINGTON LIMITED LIABILITY COMPANY IN SEPTEMBER, 2021.

JAMES C. REICHHOFF, CERTIFICATE NO. 50708



D.R. STRONG CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423



CITY OF ISSAQUAH
SHORT PLAT NO. ______
PORTION OF SOUTHWEST QUARTER OF NORTHEAST QUARTER
SEC. 28, T.24N., R.6 E., W.M.

3	DWN. BY:	DATE:	JOB NO.
	JGR	09/03/21	20010
3	CHKD. BY:	SCALE:	SHEET:
ÿ	JGR	SCALE:	1 OF 2
			1



SHORT PLAT NO:

ISSAQUAH 3 PRELIMINARY SHORT PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

RECORDING NO.	VOL./PG.

PORTION OF

SOUTHWEST QUARTER OF NORTHEAST QUARTER SEC. 28, T.24N., R.6 E., W.M.

LEGEND:

- FOUND MONUMENT AS NOTED
- O FOUND CORNER MONUMENT AS NOTED
- X FOUND PK NAIL AND WASHER AS NOTED
- ¥ FOUND LEAD AND TACK
- 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 50708" TO BE SET
- ROAD SIGNAGE
- ⊠ MAIL BOX
- © POWER METER
- --- POWER POLE
- POWER VAULT, SIZE VARIES
- ☐ JUNCTION BOX, SIZE VARIES
- LIGHT POLE NO ARM
- ♦—X LIGHT POLE WITH ARM
- GUY WIRE
- ⊞ WATER M
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- ₩ GAS VALVE
- G GAS METER

 VBF VERTICAL BOARD FENCE
- DECIDUOUS TREE



EVERGREEN TREE

____ SANITARY SEWER LINE

= = = = STORM LINE

OP OVERHEAD POWER

UNDERGROUND POWER

- W ----- UNDERGROUND WATER

G — UNDERGROUND GAS

T — UNDERGROUND TELEPHONE

----- UNDERGROUND CABLE

_______EDGE OF PAVEMENT

____X____X_____FENCE

GRAVEL

CONCRETE



1 INCH = 20 FT.

10' 20'

NAD 83/2011 EPOCH 2010
N10'14'32"W BETWEEN THE MONUMENT FOUND AT THE
INTERSECTION OF NW JUNIPER WAY AND 7TH AVENUE
NW AND THE MONUMENT FOUND AT THE INTERSECTION
OF NW JUNIPER WAY AND 5TH AVENUE NW AS
DETERMINED BY GPS OBSERVATION

BASIS OF BEARINGS:



- A 10' PRIVATE PEDESTRIAN WALKWAY EASEMENT; SEE EASEMENT PROVISION 1, SHEET 1.
- PRIVATE INGRESS/EGRESS EASEMENT; SEE EASEMENT PROVISION 2, SHEET 1.
- © 5' PRIVATE WATER EASEMENT; SEE EASEMENT PROVISION 3, SHEET 1.
- D PUBLIC STORM DRAINAGE EASEMENT; SEE EASEMENT PROVISION 4, SHEET 1.



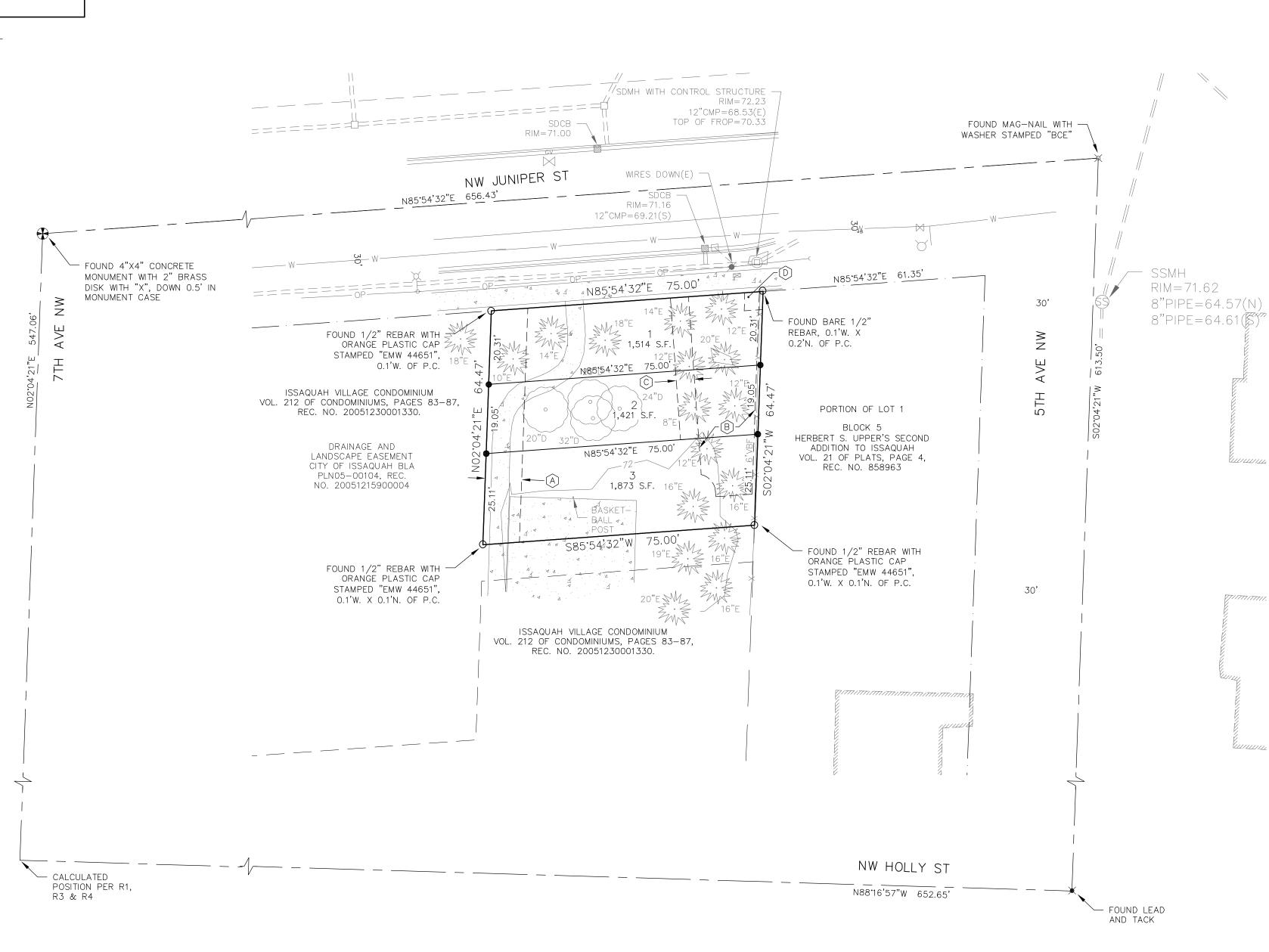
D.R. STRONG
CONSULTING ENGINEERS

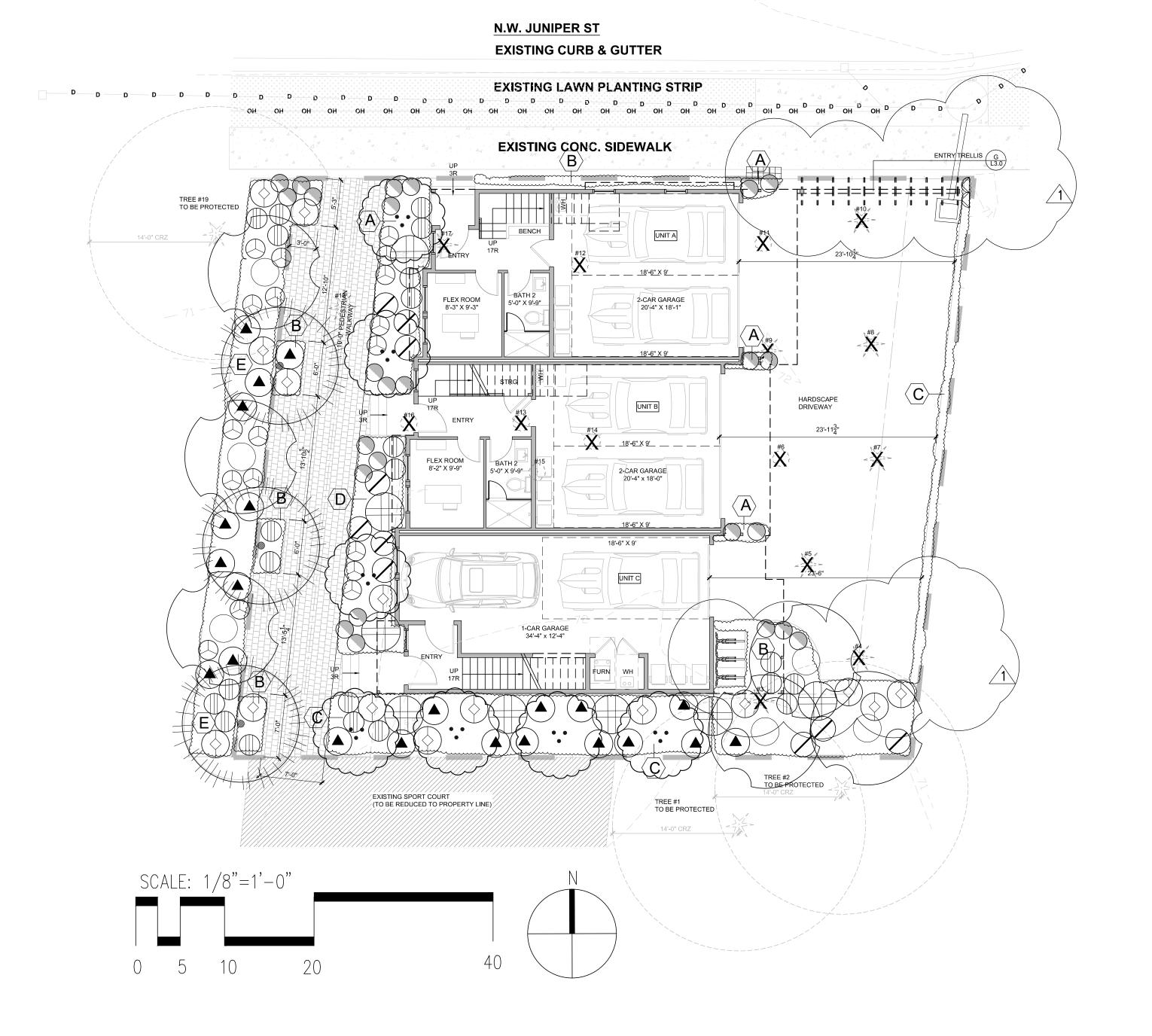
ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423



CITY OF ISSAQUAH
SHORT PLAT NO. ______
PORTION OF SOUTHWEST QUARTER OF NORTHEAST QUARTER
SEC. 28, T.24N., R.6 E., W.M.

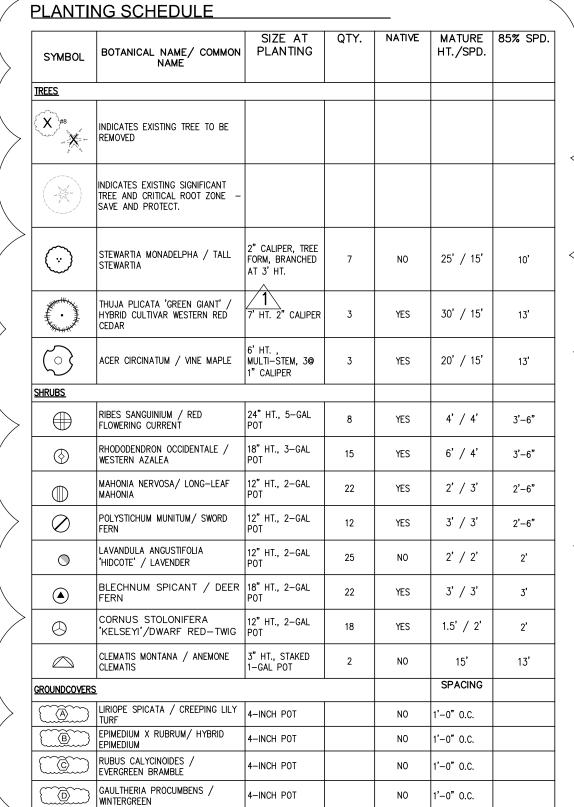
188			
	DWN. BY:	DATE:	JOB NO.
Zamanananana	JGR	09/03/21	20010
	CHKD. BY:	SCALE:	SHEET:
JÖ.	JGR	SCALE:	1 OF 2





755 5TH AVE NW □SITE PLAN /1ST FLOOR PLAN 10 (THROUGH BLOCK PASSAGE)

SCALE: 1/8" = 1'-0"



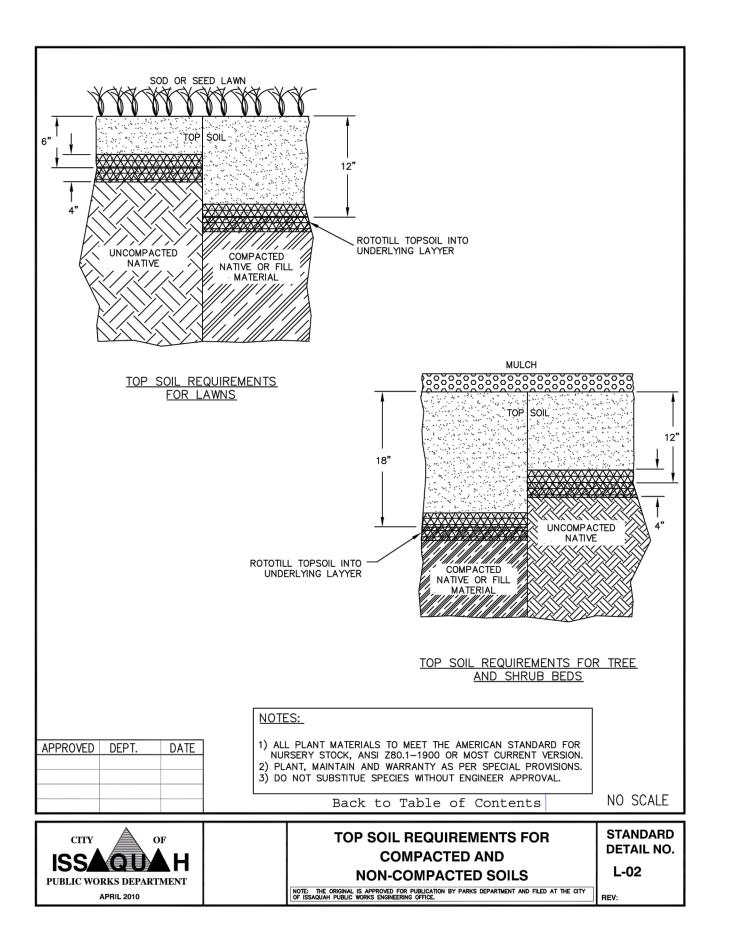
FRAGARIA CHILOENSIS / SAND STRAWBERRY

TREE DENSITY OR REPLACEMENT CALCULATION REQUIRED DENSITY: 4 SIGNIFICANT TREES / 5,000 S.F. SITE AREA: 4,807 S.F. EXISTING SIGNIFICANT TREES ON SITE TO BE REMOVED: 16 TOTAL WITH 352.0" DBH TOTAL EXISTING TREES TO BE SAVED: 0 PROPOSED ON-SITE NEW TREES: 10 @ 2"= 20.0" DBH TOTAL 3 @ 3"= 9.0" DBH TOTAL REMOVED EXISTING TREES DBH = 352.0 PROPOSED ON-SITE NEW TREES DBH = 29.0 DIFFERENCE: PROPOSED OFF-SITE NEW TREES OR PAYMENT TO TREE FUND: 162 @ 2"= 324.0" DBH TOTAL PLANTING NOTES AND SEQUENCE: 1. ALL NEW PLANTINGS SHALL BE IRRIGATED FOR THE ESTABLISHMENT PERIOD WITH SURFACE INSTALLED DRIP AUTOMATIC IRRIGATION EQUIPMENT WITH RAIN SHUT—OFF DEVICE. COMPLETE INSTALLATION OF IRRIGATION SYSTEM PRIOR TO PLANTING OF VEGETATION. NO TRENCHING ALLOWED WITHIN CRITICAL ROOT ZONE OF EXISTING TREES. 2. ALL NEW PLANTING AREA SUBGRADES, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL BE TILLED TO A DEPTH OF 12"AND ALL LARGE ROCKS, STICKS, ROOTS AND DEBRIS SHALL BE REMOVED FROM THE TILLED AREA. 3. ALL NEW PLANTING AREAS, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL RECEIVE MINIMUM 2" OF COMPOST SOIL AMENDMENT TILLED INTO THE TOP 6" OF IMPORTED SANDY LOAM SOIL. ALL AREAS SHALL RECEIVE MIN. 2" OF ORGANIC MULCH COVER. 4. STAKE OR MARK PLANT LOCATIONS AS INDICATED ON THIS PLAN. AVOID ALL CONFLICTS / WITH UTILITY LOCATIONS AND ADJUST PLANT LOCATIONS AS REQUIRED. 5. INSTALL PLANTS AS DETAILED. APPLY SUFFICIENT WATER FOR ESTABLISHMENT OF HEALTHY

PLANT GROWTH.

EXISTING UTILITY LOCATIONS.

\ 6. ALL TREE PLANTINGS SHALL MAINTAIN MINIMUM 10'-0' CLEARANCE FROM ALL NEW AND



YES 1'-0" O.C.



JGM LANDSCAPE ARCHITECTS

INCORPORATED P.S.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

PARKS AND

RECREATION PLANNING

12610 NE 104TH ST.
KIRKLAND WA 98033
PH: 425.454.5723
FX: 425.822.3525
E-: jgm@jgm-inc.com

755 5TH AVE NW ISSAQUAH, WA

ISSAQUAH 3

REVISIONS/DRAWING ISSUES:

10-19-21

Drawn by: CL Checked by: CL

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Certificate No. 442

LAST UPDATE: CAD FILE:

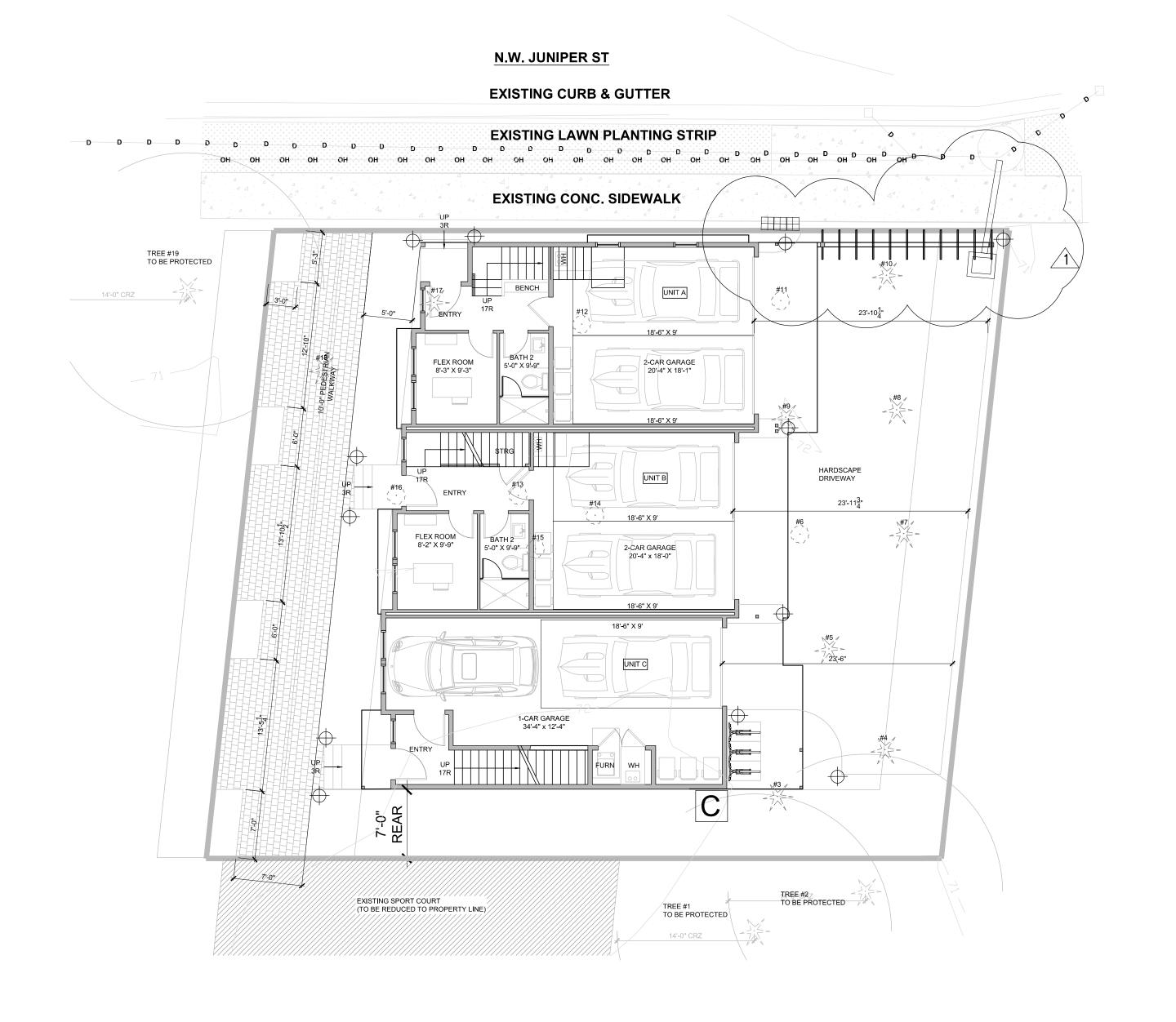
DRAWING TITLE

DATE: 12-3-2020

PLANTING PLAN

SHEET NUMBER

L1.0



755 5TH AVE NW SITE PLAN /1ST FLOOR PLAN 10 (THROUGH BLOCK PASSAGE)

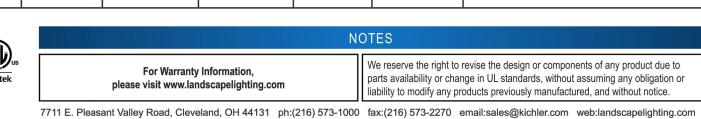
SYMBOL DESCRIPTION MANUFACTURER QUANTITY

EQUIPMENT

KICHLER LED BOLLARD PATH LIGHT MODEL 15848 12 VOLT LED 2.5W LAMP, 27" HT.; TEXTURED BLACK COLOR.

INDICATES LIGHTING CONTROLLER, TRANSFORMER, PHOTOCELL, TIMER – WALL MOUNT AT 4' HT. FROM FINISH









INCORPORATED P.S.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND
RECREATION PLANNING

12610 NE 104TH ST.
KIRKLAND WA 98033
PH: 425.454.5723
FX: 425.822.3525
E-: jgm@jgm-inc.com

755 5TH AVE NW ISSAQUAH, WA

ISSAQUAH 3

REVISIONS/DRAWING ISSUES:

10-19-21

Drawn by: CL Checked by: CL



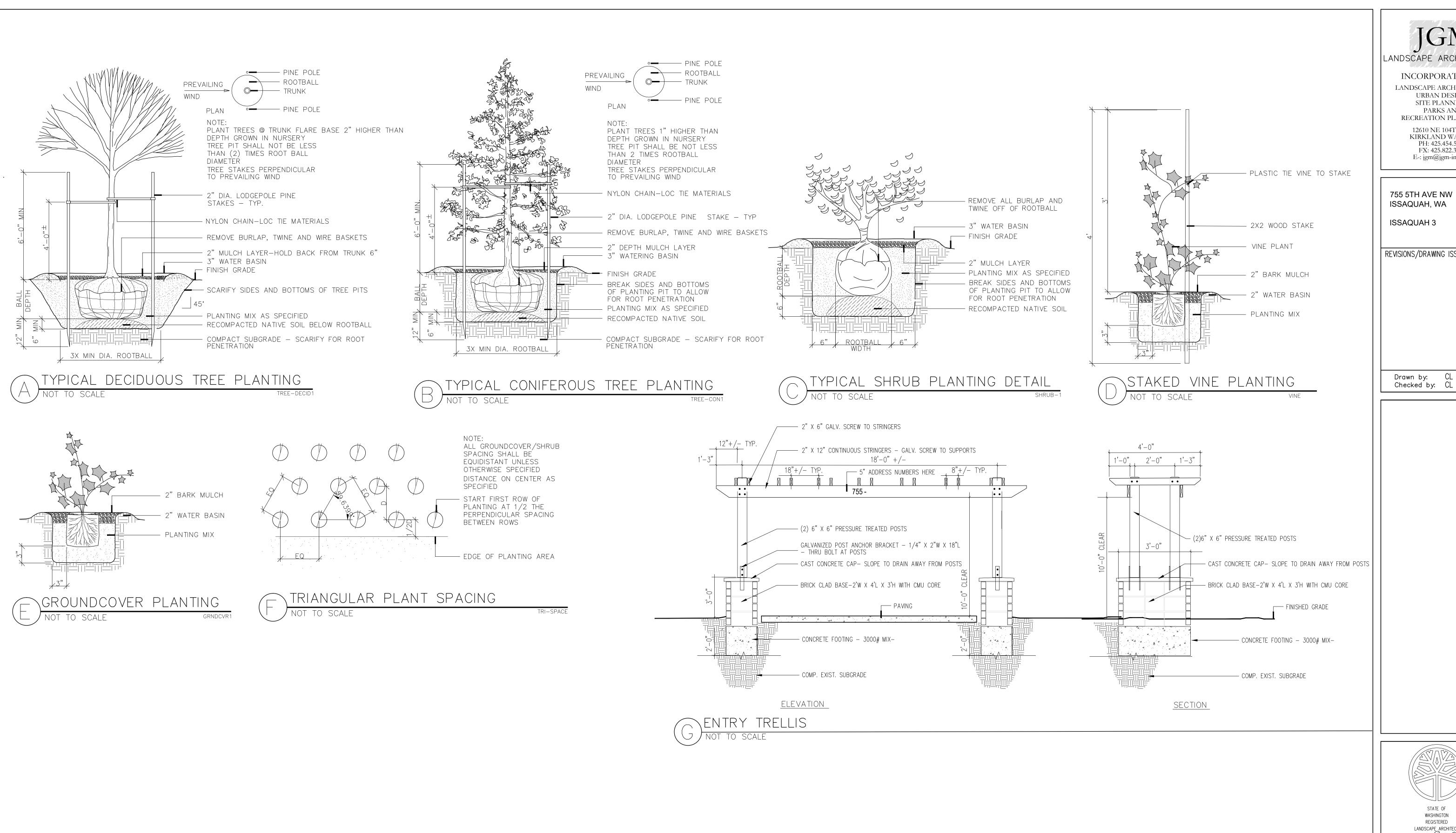
DATE: 12-3-2020 LAST UPDATE:

DRAWING TITLE

LIGHTING PLAN

SHEET NUMBER

L2.0



JGM LANDSCAPE ARCHITECTS

INCORPORATED P.S. LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING PARKS AND RECREATION PLANNING

> 12610 NE 104TH ST. KIRKLAND WA 98033 PH: 425.454.5723 FX: 425.822.3525 E-: jgm@jgm-inc.com

755 5TH AVE NW ISSAQUAH, WA

REVISIONS/DRAWING ISSUES:

WASHINGTON REGISTERED LANDSCAPE ARCHITECT Craiz A. Leis CERTIFICATE NO. 442

DATE: 12-8-2020 LAST UPDATE: CAD FILE:

DRAWING TITLE

DETAILS

SHEET NUMBER

TOPOGRAPHIC SURVEY

1" = 10 FEET

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.

PARCEL B OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT PLN05-00104 AS RECORDED IN VOL. 196 OF SURVEYS, PAGES 222-223, UNDER RECORDING NUMBER 20051215900004. SITUATE IN

2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS

3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY

4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20181128001362, DATED NOVEMBER 28, 2018.

5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON DECEMBER 27, 2018 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON DECEMBER 27, 2018. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART

HORIZONTAL DATUM

LEGAL DESCRIPTION

THE COUNTY OF KING, STATE OF WASHINGTON.

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) BOUNDARY LINE ADJUSTMENT, RECORDING NO. 20051215900004 R2) CONDOMINIUM SURVEY, RECORDING NO. 20051230001330 R3) CONDOMINIUM SURVEY, RECORDING NO. 199812072209 R4) RECORD OF SURVEY, RECORDING NO. 20010518900002

R5) RECORD OF SURVEY, RECORDING NO. 20060131900001 R6) RECORD OF SURVEY, RECORDING NO. 20030113900001 R7) REPLAT OF LOTS 3, 7, AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND

ADDITION TO ISSAQUAH, RECORDING NO. 20080623000755

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGEND

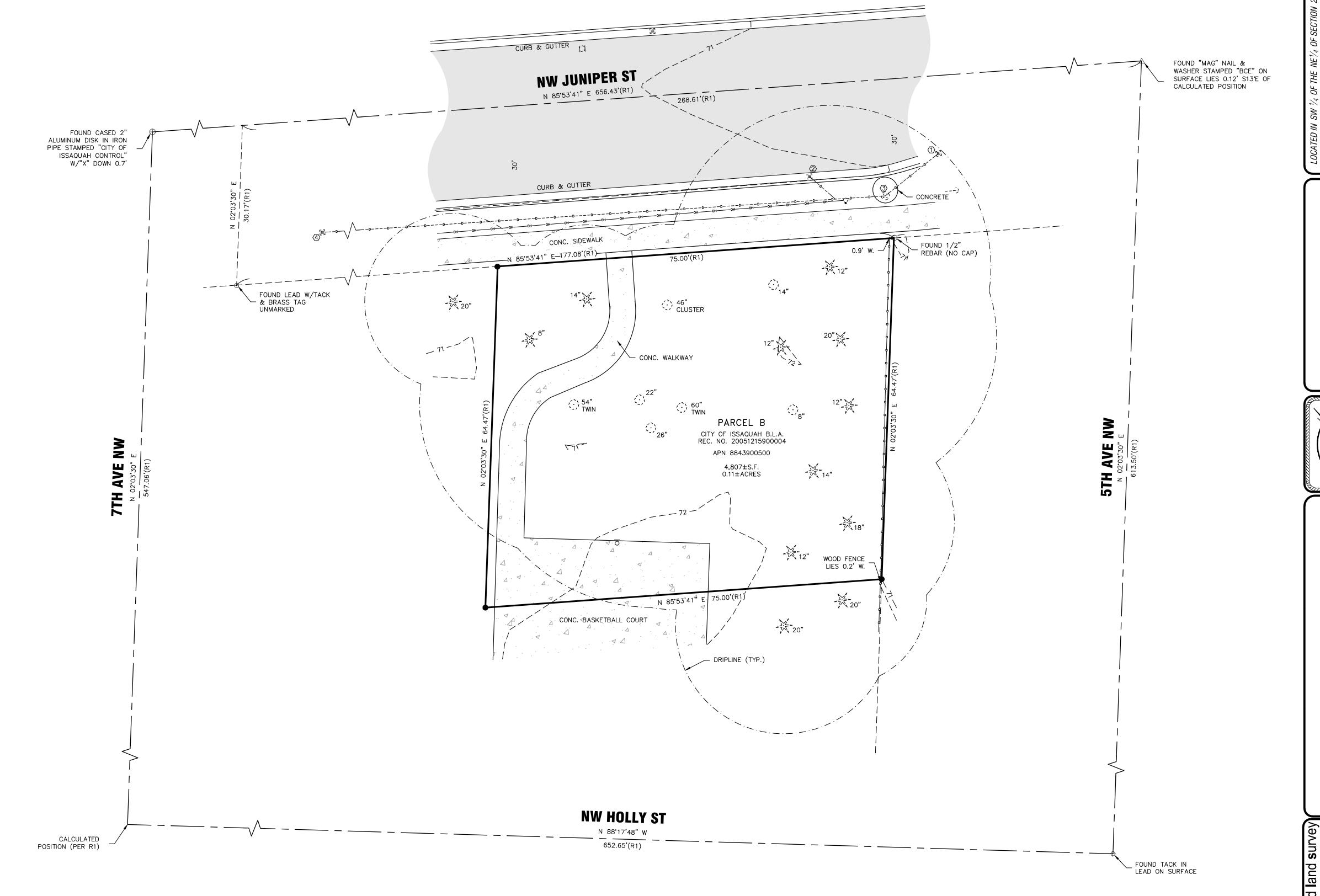
- SET REBAR & CAP EMW LS #44651
- O FOUND REBAR (AS SHOWN)
- ◆ FOUND LEAD & TACK (AS SHOWN)
- FOUND LEAD W/TACK & WASHER (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN) △ FOUND "MAG" NAIL (AS SHOWN)
- (E) STORM DRAIN MANHOLE
- 国 STORM DRAIN CATCH BASIN CAS VALVE
- POWER POLE W/DROP

---> GUY ANCHOR

- ਨ BASKETBALL HOOP
- DECIDUOUS TREE
- CEDAR TREE
- --D---D---D---STORM DRAIN LINE
- WOOD FENCE
- OVERHEAD POWER LINE
- (R) DISTANCE AS REFERENCED

STORM STRUCTURE TABLE

- ① CATCH BASIN RIM EL=71.07' (SW) 12" CPP I.E.=68.91'
- ② CATCH BASIN RIM EL=70.87' (S) 12" CMP I.E.=68.82'
- ③ STORM DRAIN MANHOLE RIM EL=71.94' (NE) 12" CPP I.E.=68.14' TOP 18" CMP RISER EL=70.14" 12" INLET TO RISER I.E.=68.09"
- CATCH BASIN (SOLID LID) RIM EL=70.91' (N) 12" CPP I.E.=66.91' (E) 18" CONC. I.E.=66.91' (S) 12" CMP I.E.=66.91' (W) 18" IRON I.E.=66.96'



3900°

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

